

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA
OCTOBER 20, 2005

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, OCTOBER 20, 2005**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas beginning, at **1:30 P.M.** **If you have any questions regarding the meeting or items on this agenda, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at 316.268.4421.**

1. Approval of October 6, 2005 meeting minutes.

❖ **SUBDIVISION ITEMS**

Items 2-1 to Items 2-2 may be taken in one motion unless there are questions or comments.

2. Consideration of Subdivision Committee recommendations from the meeting of October 13, 2005. Don Anderson, Darrell Downing, Bob Aldrich, present. Harold Warner Jr., Mitch Mitchell, Bill Johnson, and Hoyt Hillman absent. Copies of their recommendations have been furnished to the Planning Commission.

Agenda Item 2-1 (SUB2005-83) Approved, vote (3-0); Agenda Item 2-2 (SUB2005-108) Approved, vote (3-0);
Agenda Item 3-1 (VAC2005-35) Approved, vote (3-0);

- 2-1. **SUB 2005-83: Final Plat -- MARIE'S MEADOW NORTH ADDITION**, located on the northeast corner of 183rd Street West and 23rd Street South.

Engineer: Ruggles and Bohm, P.A.

Acreage: 134.76

Total Lots: 24

- 2-2. **SUB 2005-108 (Associated with ZON2005-43): One-Step Final Plat – KDMM SECOND ADDITION**, located on the north side of 53rd Street North and east of Tyler Road.

Engineer: Ruggles and Bohm, P.A.

Acreage: 2.6

Total Lots: 1

❖ **PUBLIC HEARINGS – VACATION ITEM**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

Item 3-1 may be taken in one motion, unless there are questions or comments.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th City Hall, 455 N. Main Street, Wichita, Kansas.

- 3-1. **VAC 2005-35: Request to Vacate a Portion of Platted Street Right-of-Way and a platted setback**, located north of US 54/Kellogg Avenue, between 119th Street West and Hornecker Drive.

❖ **PUBLIC HEARINGS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

4. Case No.: CUP2005-46 and ZON2005-42
Request: The creation of DP-289 Johnson Commercial Centre Community Unit Plan; and Sedgwick County Zone change from “SF-20” Single-family Residential to “LC” Limited Commercial
General Location: Southwest corner of 53rd Street North and Meridian
Presenting Planner: Jess McNeely

5. Case No.: CON2005-44
Request: Sedgwick County Conditional Use for 200-ft wireless communication tower on property zoned "RR" Rural Residential
General Location: On the northeast corner of 343rd Street West and 23rd Street South (2120 S. 343rd Street West)
Member City: Cheney Planning Commission considered October 3, 2005
Presenting Planner: Dale Miller
6. Case No.: ZON2005-44
Request: Zone change from "GO" General Office, "TF-3" Two-family Residential and "MF-29" Multi-family Residential to "NR" Neighborhood Retail
General Location: West of Hillside and east of Lorraine between 2nd Street North and 3rd Street North
Presenting Planner: Bill Longnecker
7. Case No.: ZON2005-43
Request: Sedgwick County Zone change from "RR" Rural Residential to "NO" Neighborhood Office
Member City: Maize Planning Commission considered October 18, 2005
General Location: 1/2 mile east on the north side of 53rd Street North (7918 W. 53rd Street North)
Presenting Planner: Jess McNeely
8. Case No.: CON2005-43
Request: Sedgwick County Conditional Use to permit a 195-foot tall wireless communication facility
General Location: 1/8 mile north of Highway 254 and 1/4 mile east of 127th Street East
Presenting Planner: Dale Miller
9. Case No.: CON2005-42
Request: Conditional Use for nightclub (in association with restaurant) on property zoned "LC" Limited Commercial
District Advisory Board: IV will consider November 2, 2005
General Location: On the southeast corner of Seneca and 27th Street South
Presenting Planner: Bill Longnecker
10. Case No.: ZON2005-41
Request: Zone change from "SF-5" Single-family Residential to "GO" General Office
District Advisory Board: VI considered October 19, 2005
General Location: On the northwest corner of Somerset and 21st Street North (1620 W. 21st Street N.)
Presenting Planner: Jess McNeely

11. Case No.: DR2005-03
Request: Amendment to The Wichita-Sedgwick County Subdivision Regulations to add provisions regarding Urban Fringe Development Standards and to delete Lot Bundling Development Standards
Presenting Planner: John Schlegel
12. Case No.: DR2005-30
Request: Amendment to The April 19, 2001 Edition of the Wichita Sedgwick County Unified Zoning Code to amend definitions and use regulations for uses including: night club in the City, personal care service, personal improvement service, sexually oriented business, the OT-O use regulations, and taverns and drinking establishments, and to nonconformities
Presenting Planner: John Schlegel
13. Case No.: DR2005-23
Request: Zone change from “LI” Limited Industrial to “CBD” Central Business District
General Location: Between St. Francis Avenue, William Street, BNSF railroad right-of-way, one-half block east of Commerce Street and Kellogg
Presenting Planner: Donna Goltry
14. Case No.: DR2005-24
Request: Zone change from “LI” Limited Industrial and “GC” General Commercial to “CBD” Central Business District
General Location: Between 2nd Street North, approximately 200 feet south of Douglas Avenue between I-135 and Hydraulic Avenue, Hydraulic Avenue, Waterman Street, BNSF railroad right-of-way, Douglas Avenue and Washington Avenue
Presenting Planner: Donna Goltry
15. Briefing on Sedgwick County Arena site selection and on Arena Neighborhood Redevelopment Plan—John Schlegel.
16. Other matters/adjournment.

John L. Schlegel, Secretary
Wichita-Sedgwick County Metropolitan Area Planning Commission